

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: January 21, 2021

SUBJECT: Planning & Zoning Commission January 26, 2021

The Planning and Zoning Commission will hold a meeting on January 26, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission  
Tue, Jan 26, 2021 7:30 PM (EST)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/951156173>

You can also dial in using your phone.  
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (571) 317-3122  
One-touch: <tel:+15713173122,,951156173#>

Access Code: 951-156-173

Please note: While public comment will be available for the Public Hearing portion of the meeting, no public comments will be taken during the General Meeting portion of the meeting. While public comments on the application are gladly accepted at the meeting, the Commission strongly encourages the submittal of written letters and e-mails, which will allow the applicant and Commission members to receive your comments in written form ahead of the meeting. **If you wish to speak during the public hearing on the 7-Eleven application (306 Boston Post Road), please email Fred Doneit ([fdoneit@darienct.gov](mailto:fdoneit@darienct.gov)) ahead of the meeting to be added to the list of speakers.**

It is expected that a recording of this meeting will be available through Channel 79 within a day or two after the meeting.

This meeting might be broadcast live on TV79. Members of the public may submit written comments for the record by email to Fred Doneit ([fdoneit@darienct.gov](mailto:fdoneit@darienct.gov)) no later than 3pm January 26, 2021.



## PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 26, 2021

7:30 P.M.

via GoToMeeting

---

### **PUBLIC HEARING**

**Continuation of Public Hearing regarding Proposed Amendments to Darien Zoning Regulations (COZR #4-2020), Business Site Plan Application #128-B, Special Permit Application #314, 7-Eleven, Inc., 306 Boston Post Road.** Proposal to amend Sections 210, 755, 904, and 1056 of the Darien Zoning Regulations relative to Motor Vehicle Service Stations, including gas stations. The intent of the proposed Regulation amendments are to distinguish gas stations from repair shops and to modernize standards to reflect customary, accessory convenience store and food related offerings. The full text of the proposed amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at [www.darienct.gov/pzcpendingapplications](http://www.darienct.gov/pzcpendingapplications).

Proposal to raze the existing Duchess Restaurant on the site and to redevelop the site as a 7-Eleven gas station with associated convenience retail and an accessory quick-service restaurant in a new 4,050+/- square foot building; and to perform related site development activities. Twelve self-service fueling positions, with an overhead canopy, would occupy the site. The 1.04+/- acre subject property is located on the south/east side of Boston Post Road, approximately 125 feet north/east of its intersection with Birch Road, and is shown on Assessor's Map #32 as Lot #9 in the Service Business (SB) Zone.

*PUBLIC HEARING OPENED ON SEPTEMBER 22, 2020*

### **GENERAL MEETING (time permitting)**

*Deliberations and possible decisions on the following:*

**Coastal Site Plan Review #351, Flood Damage Prevention Application #403, Sanford & Deborah Rich, 26 Beach Drive.** Proposal to construct and install a new dock, consisting of a fixed pier, ramp, and platform, and to perform related site development activities within regulated areas.

**Coastal Site Plan Review #269-B, Flood Damage Prevention Application #305-A, Land Filling & Regrading Application #269-B, Jonathan & Colleen Thompson, 32 Pasture Lane.** Proposal to remove the existing driveway and to construct a new realigned driveway, parking court, associated retaining walls and installation of stormwater management, and to perform related site development activities within regulated areas. A portion of the new driveway will continue to be shared with 34 Pasture Lane, as it is presently.

**Coastal Site Plan Review #353, Land Filling & Regrading Application #492, 34 Pasture Lane, LLC, 34 Pasture Lane.** Proposal to construct a new single-family dwelling on a now vacant lot, install a pool, terraces, a new driveway and parking court, associated retaining walls and installation of stormwater management, and to perform related site development activities within a regulated area. A portion of the new driveway will be shared with 32 Pasture Lane, as it is presently.

**Land Filling & Regrading Application #491, Daniel & Jennifer Hageney, 6 Berry Lane.** Proposal to install a pool, spa, fire pit and terrace areas, and to perform related site development activities.

*Deliberations ONLY regarding:*

**Special Permit Application #317, ELD Street Properties, LLC, 1049 Boston Post Road.** Proposal to establish a new 1,896+/- square foot Compass Real Estate office in a portion of the first floor space formerly occupied by Tina Dragone.

**Subdivision Application #628, Estate of Charles E. Bradley, Jr., 31 Indian Spring Trail.** Proposal to divide the subject 5.17+/- acre property into two (2) separate building lots, respectively 3.11+/- and 2.06+/- acres in size. The existing residence and associated improvements are to remain on the easterly 3.11+/- acre lot. Though conceptual improvements are shown, development of the newly created building lot is not proposed at this time.

**Approval of Minutes**

January 5, 2021

**Subcommittee Report**

**NOTE: Next upcoming Meetings—February 2 & 9, 2021**

**ADJOURN.**